

# MEXPORT BUSINESS CENTER II

COMING  
SPRING 2004!



## FEATURES:

- Three new buildings scheduled to be completed Spring 2004.
- Warehouses from 1,300 sq. ft. to 10,000 sq. ft.
- Office suites from 500 sq. ft. to 1,500 sq. ft.

Now taking reservations.

- Tres edificios planificados para ser completados a principios del año 2004.
- Almacenes de 1,300 pies cuadrados a 10,000 pies cuadrados.
- Oficinas de 500 pies cuadrados a 1,500 pies cuadrados.
- Estamos tomando reservaciones.

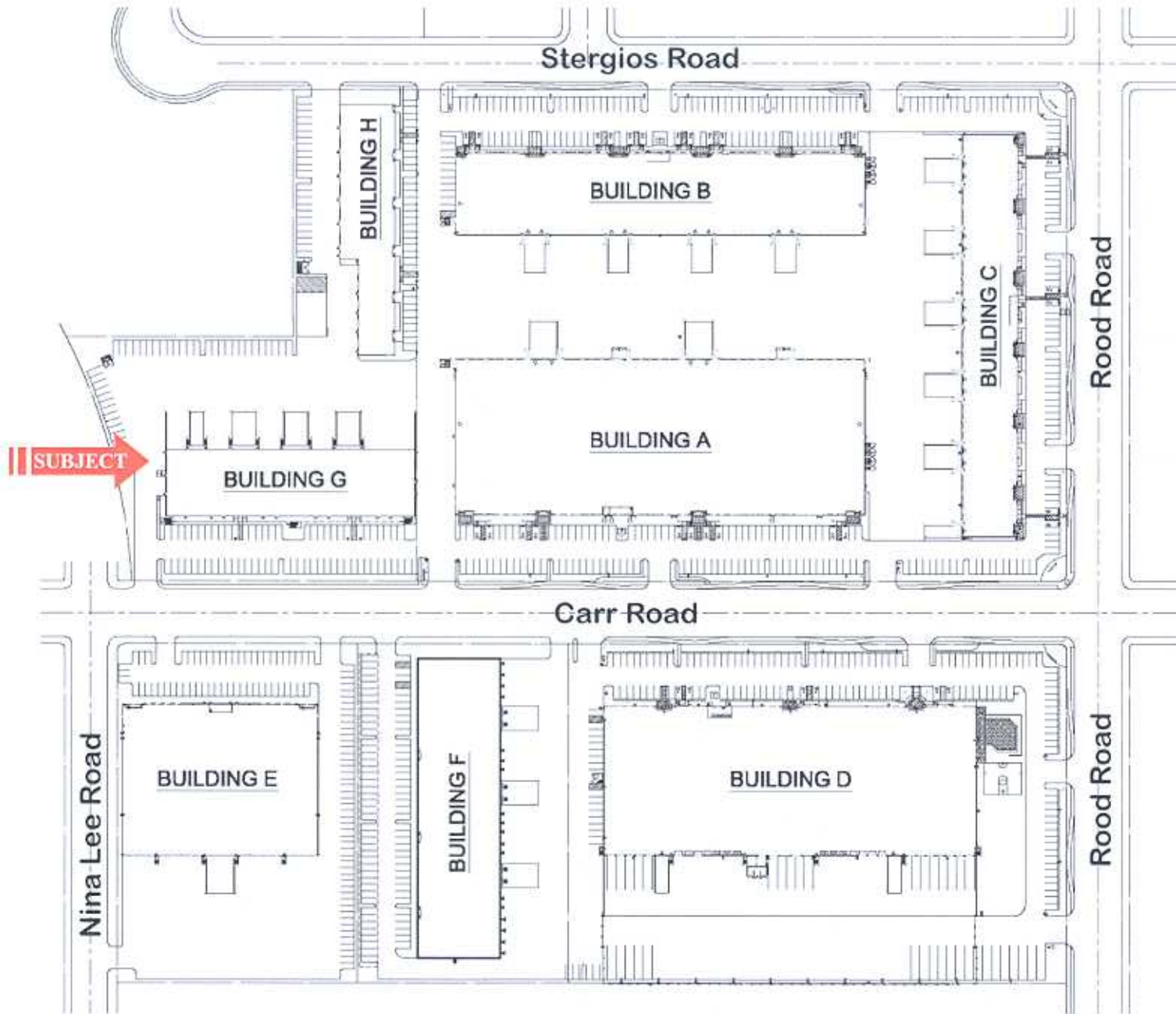
Para mas informacion favor de llamar al (619) 661-6681

For more information please contact:

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**MEXPORT BUSINESS CENTER**  
 Calexico East Commercial Border Crossing

**WARE MALCOMB**  
 architecture    www.waremalcomb.com  
 planning       p 634.638.7277  
 interiors

# MEXPORT BUSINESS CENTER - PHASE II



*Availability*  
*Under Construction*  
**OFFICES**

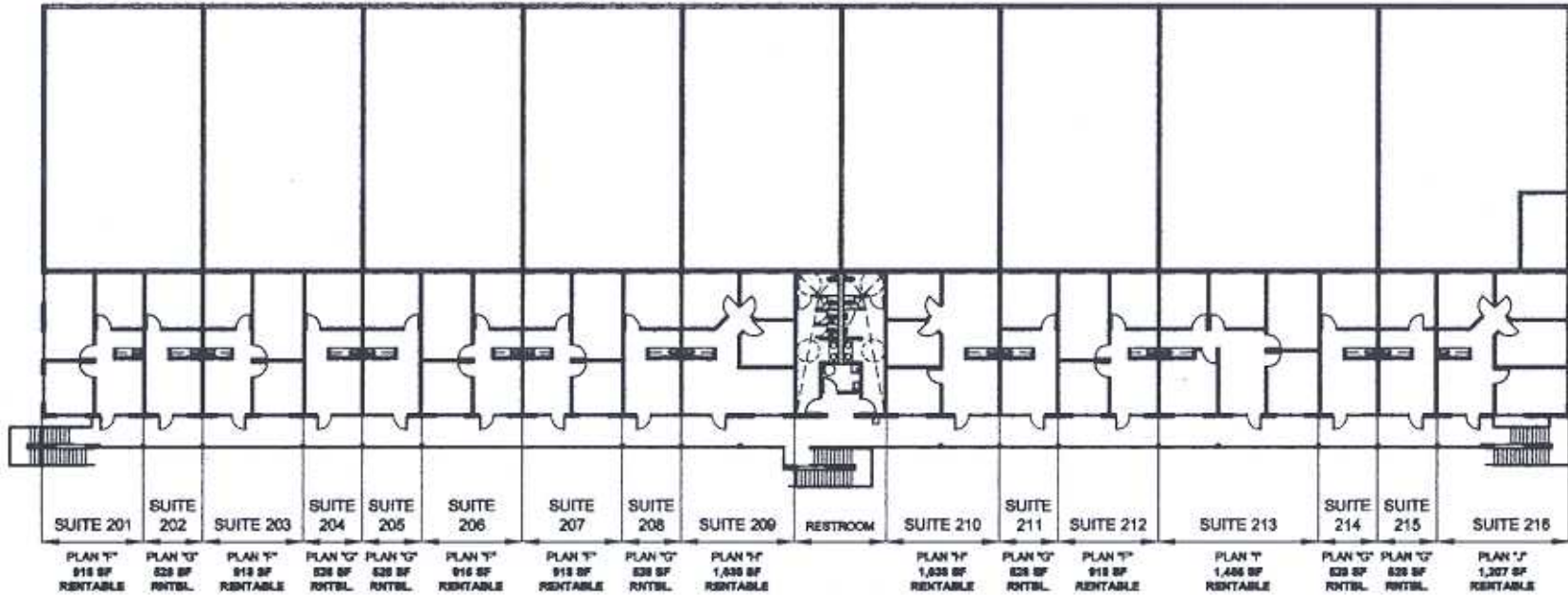
Bldg.	Suite	Availability	Total Rentable SF **	Description of Office	Base Rent Plus NNN *
G	201	Available	918	Reception, 2 Private Offices, Conference Room & Break Area	\$1,250
G	202	Available	528	Reception, 1 Private Office & Break Area	\$790
G	203	Available	918	Reception, 2 Private Offices, Conference Room & Break Area	\$1,225
G	204	Available	528	Reception, 1 Private Office & Break Area	\$790
G	205	Available	528	Reception, 1 Private Office & Break Area	\$790
G	206	Available	918	Reception, 2 Private Offices, Conference Room & Break Area	\$1,225
G	207	Available	918	Reception, 2 Private Offices, Conference Room & Break Area	\$1,225
G	208	Available	528	Reception, 1 Private Office & Break Area	\$790
G	209	Available	1,038	Reception, Open Area, 3 Private Offices & Break Area	\$1,375
G	210	Available	1,038	Reception, Open Area, 3 Private Offices & Break Area	\$1,375
G	211	Available	528	Reception, 1 Private Office & Break Area	\$790
G	212	Available	918	Reception, 2 Private Offices, Conference Room & Break Area	\$1,225
G	213	Available	1,455	Reception, 4 Private Offices, 1 Large Office or Conference Room & Break Area	\$1,925
G	214	Available	528	Reception, 1 Private Office & Break Area	\$790
G	215	Available	528	Reception, 1 Private Office & Break Area	\$790
G	216	Available	1,207	Reception, 4 Private Offices & Break Area	\$1,625

\* Triple Net Expenses are estimated to be 14.35¢ per square foot per month for the year 2003. NNN charges are the Tenant's prorata share of the taxes, common area maintenance, insurance and on site security service. Tenant will also be responsible for Tenant's own Liability and Contents Insurance.

\*\* Rentable square footage includes the useable square footage of the suite(s) plus the prorata share of the common area telephone/electrical room.

*All information furnished regarding property for sale, lease or financing is from sources we deem in our sole opinion to be reliable. No representation is made as to the accuracy thereof and is submitted subject to omissions, errors, changes of leasing price, or other conditions prior to sale, lease or financing or withdrawal without notice.*

International Real Estate  
(619) 661-6681



SECOND FLOOR: 13,024 SF  
TOTAL RENTABLE SPACE

SECOND FLOOR RENTABLE  
SPACE INCLUDES A  
COMMON AREA FACTOR OF  
22.5%



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NORTH

BUILDING "G"

MEXPORT BUSINESS CENTER II

CALEXICO, CALIFORNIA

SECOND FLOOR PLAN  
WARE MALCOMB

architecture www.waremalcomb.com  
planning p 606.636.7277  
interiors

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01/21/2003